



# The City of NORMAN

201 West Gray, Bldg. A • P.O. Box 370  
Norman, Oklahoma 73069 • 73070

PLANNING AND COMMUNITY DEVELOPMENT  
Phone: 405-366-5433

**CASE NUMBER:** PD15-36

**APPLICANT:** CASL Holdings, L.L.C.

**DATE:** October 8, 2015

**LOCATION:** 542 S. University Boulevard  
**WARD:** 8

**TO:** Interested Neighbors

**FROM:** City of Norman Department of Planning and Community Development

**SUBJECT:** Pre-Development Discussion of an Infill Multi-Family Project

You are receiving this letter because you own property within the 350-foot notification boundary of a Pre-Development application to consider a multi-family project. This property is currently zoned RO, Residence-Office District, and rezoning is requested to PUD, Planned Unit Development District. This will require rezoning.

Please join us for a Pre-Development discussion of this proposal on Thursday, October 22, 2015 from 6:00 p.m. until 6:30 p.m. The meeting will be held in the Multi-Purpose Room of the Norman Municipal Complex, 201 West Gray Street, located north and west of the downtown Post Office.

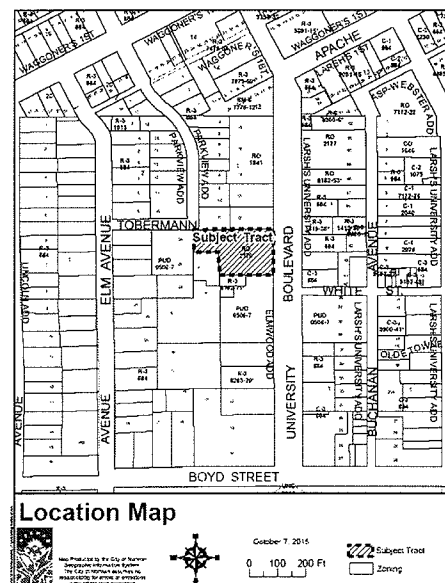
*This applicant has filed a concurrent application for Planning Commission consideration of this project at their November 12, 2015 meeting. You will also be receiving notice of that meeting in the near future.*

Pre-Development meetings are required for property owners seeking to undertake certain land use actions (any Special Use, rezoning of land over 40 acres in size, amendment of the NORMAN 2025 Land Use & Transportation Plan, subdivision of property, Rural Certificate of Survey greater than 40 acres, or construction of a cellular tower) that could have an impact on surrounding properties.

Pre-Development meetings allow applicants and neighboring property owners to meet informally to discuss proposals and air concerns prior to the public hearing process. Often Pre-Development meetings allow applicants and neighbors to resolve issues of concern, which in turn saves time, money and hard feelings on all sides.

If you have questions about the proposal, please call the contact person, Sean Rieger, (405) 329-6070 during business hours. We look forward to your participation and thank you for taking an active role in your community.

## VICINITY MAP





# Application for Pre-Development Informational Meeting

Case No. PD 15-36

City of Norman Planning & Community Development - 201 W. Gray St., Bldg. A - Norman, OK 73069 — (405) 366-5433 Phone - (405) 366-5274 Fax

<b>APPLICANT/LAND OWNER</b> CASL Holdings LLC	<b>ADDRESS</b> c/o Atty Sean Paul Rieger 136 Thompson Drive Norman, OK 73069
<b>EMAIL ADDRESS</b> c/o Atty Sean Paul Rieger sp@riegerllc.com	<b>NAME AND PHONE NUMBER OF CONTACT PERSON(S)</b> Atty Sean Paul Rieger; 405-329-6070 <b>BEST TIME TO CALL:</b> business hours

☒ Concurrent Planning Commission review requested and application submitted with this application.

A proposal for development on a parcel of land, generally located \_\_\_\_\_  
 At 542 S. University Blvd., Norman, OK

and containing approximately 0.92 acres, will be brought forward to the Planning Commission and City Council for consideration within the next six months.

The Proposed Use(s) in this development will include (please describe specific land uses and approximate number of acres in each use):

Please see attached written description of project.

This proposed development will necessitate (check all that apply):

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Y

- ☐ 2025 Plan Amendment    ☐ Growth Boundary  
☐ Land Use  
☐ Transportation  
☒ Rezoning to PVD, Planned Unit Development District(s)  
☐ Special Use for \_\_\_\_\_  
☐ Preliminary Plat \_\_\_\_\_ (Plat Name)  
☐ Norman Rural Certificate of Survey (COS)  
☐ Commercial Communication Tower

Items submitted:

- ☒ Deed or Legal Description  
☒ Radius Map  
☒ Certified Ownership List  
☒ Written description of project  
☒ Preliminary Development Map  
☐ Greenbelt Enhancement Statement  
☒ Filing fee of \$125.00

Current Zoning: RO, Residence - Office  
 Current Plan Designation: High Density Residential

Concurrent Planning Commission Review Requested: ☒

Received on: 10-6-15  
 at 4:30 a.m./p.m.

by mt

# modus studio

architecture + prototyping

Date: 2015.10.05  
To: City of Norman Planning Staff/City of Norman Citizens  
Re: Proposed multifamily project located at 542 South University Boulevard  
From: Mike Steiner CASL Holdings LLC  
Sean Rieger Sean Paul Rieger, Attorney  
Chris Baribeau, AIA Modus Studio  
Cynthia Muns Huitt-Zollars Engineering

Modus Studio and CASL Holdings LLC are working diligently to provide the City of Norman and our potential neighbors with a new infill multifamily project that will buttress the existing neighborhood fabric. The project will be sensitive to the surrounding context and streetscape and will complement the existing character of this area by providing housing opportunities with the potential to reduce traffic congestion by providing a “park once environment” and encourages contribution to the local community by providing proximity to the University of Oklahoma, downtown Norman, Campus Corner and many local businesses.

According to the Brookings Institute, 80% of the built environment projected to exist by 2050 has not yet been built. Coupled with the fact that, according to a recent American Planning Association Poll stating that nearly two-thirds of millennials prefer to live in a walkable environment with amenities, ensures that this project can be a successful investment for the City. This area of University Boulevard has a current Walk Score of 85: “Very Walkable”, meaning most errands can be accomplished by foot. Instead of dispersing tenants across the city, our project will allow people to park once. Trips to restaurants, shopping, classes, church, and even to get groceries can all be accomplished by within several blocks. Just two blocks from Asp Avenue and The University of Oklahoma, our residents will provide revenue to local businesses, alleviate vehicular traffic and wear-and-tear on the City of Norman’s streets, and add vibrancy to an already successful downtown and campus corner core.

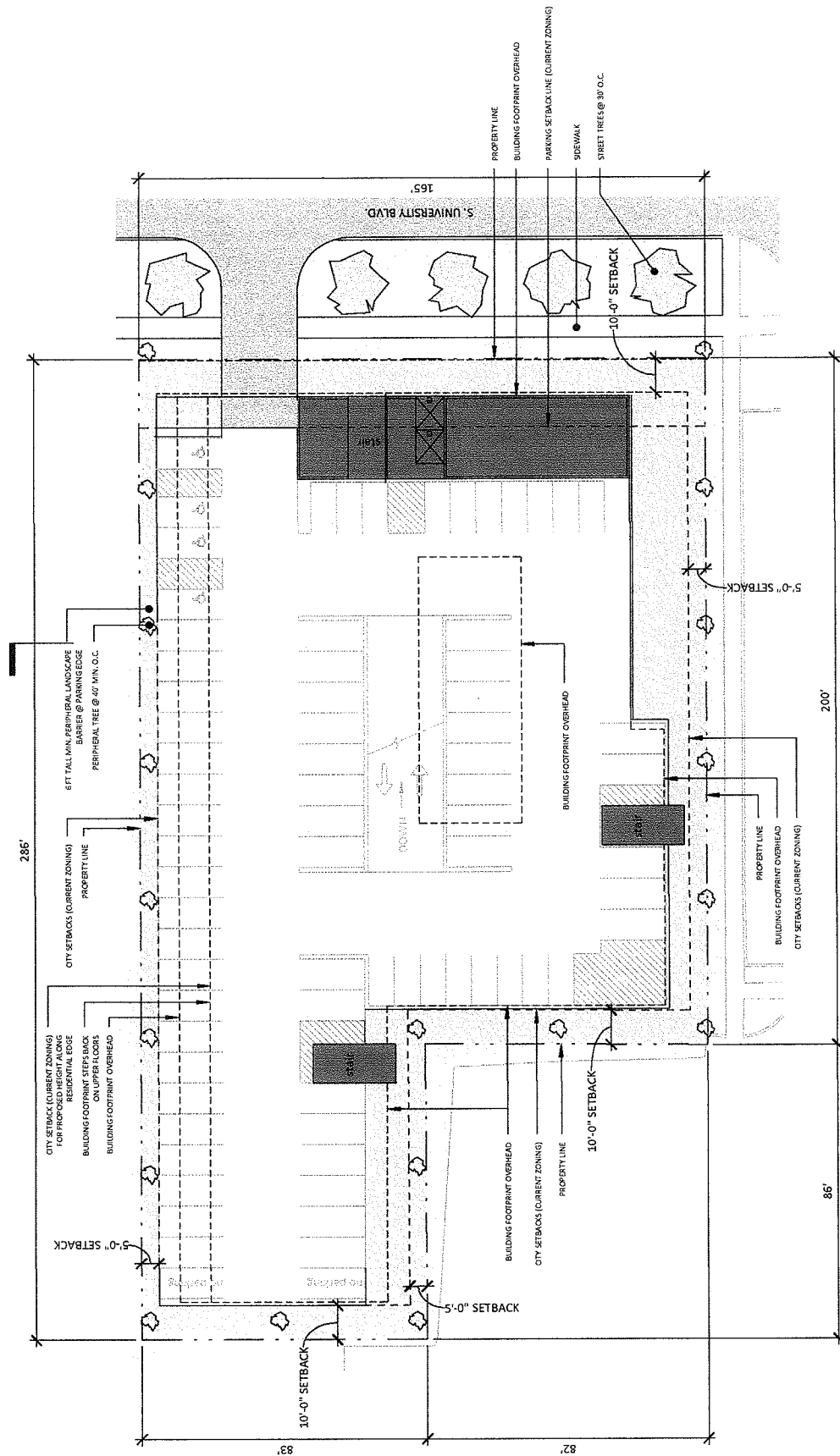
The project will be a sustainable and walkable community consisting of 95+/- units and 300+/- beds within the downtown Norman context. All parking required for the project will be retained on the site in a parking facility that is screened from visibility to the surrounding adjacent properties and streets. A Planned Unit Development (PUD) will help this project become a properly scaled development along this urban corridor.

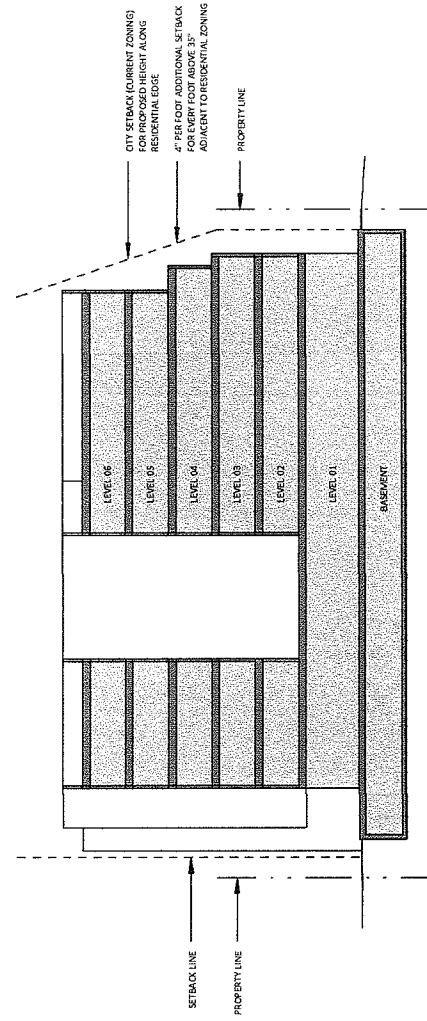
The development and design team hold certain standards for the character of the project. Quality materials and the real accountability of place are guidelines for the project perspective. The design intent maintains the following basic principles:

- modern, simple spaces
- quality of real materials that support sustainability through longevity
- design rooted in the uniqueness of place, enabling sustainability through community ownership
- building/site and interior/exterior relationships that reinforce the walkable urban fabric and character
- successful value-driven design decisions in lieu of bottom dollar defaults
- contemporary/flexible programming that anticipates future opportunities for mixed-use
- “park once environment” for residents, alleviating potential traffic problems

Sincerely,

Chris Baribeau, AIA  
modus studio





1 | SETBACK DIAGRAM - PROPOSED  
pds.9 | 1" = 30'-0"